

Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

Area Name / Number: E. West Seattle / 18; South Park/Georgetown / 78

Previous Physical Inspection: 1996

Due to the relatively small number of parcels in area 78, Area 78's proximity to Area 18 and the similarity of housing stock in the 2 areas, the areas were combined for analysis purposes. For this reason a single Physical Area Report has been prepared.

Sales - Improved Summary:

Number of Sales: 363

Range of Sale Dates: 1/2000 - 1/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$38,700	\$125,300	\$164,000	\$187,000	87.7%	16.19%
2002 Value	\$55,400	\$128,000	\$183,400	\$187,000	98.1%	10.92%
Change	+\$16,700	+\$2,700	+\$19,400		+10.4%	-5.42%
% Change	+43.2%	+2.2%	+11.8%		+11.9%	-33.69%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -5.42% and -33.69 actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2001 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$39,200	\$120,800	\$160,000
2002 Value	\$58,000	\$120,900	\$178,900
Percent Change	+48.0%	+0.1%	+11.8%

Number of improved Parcels in the Population: 3597

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

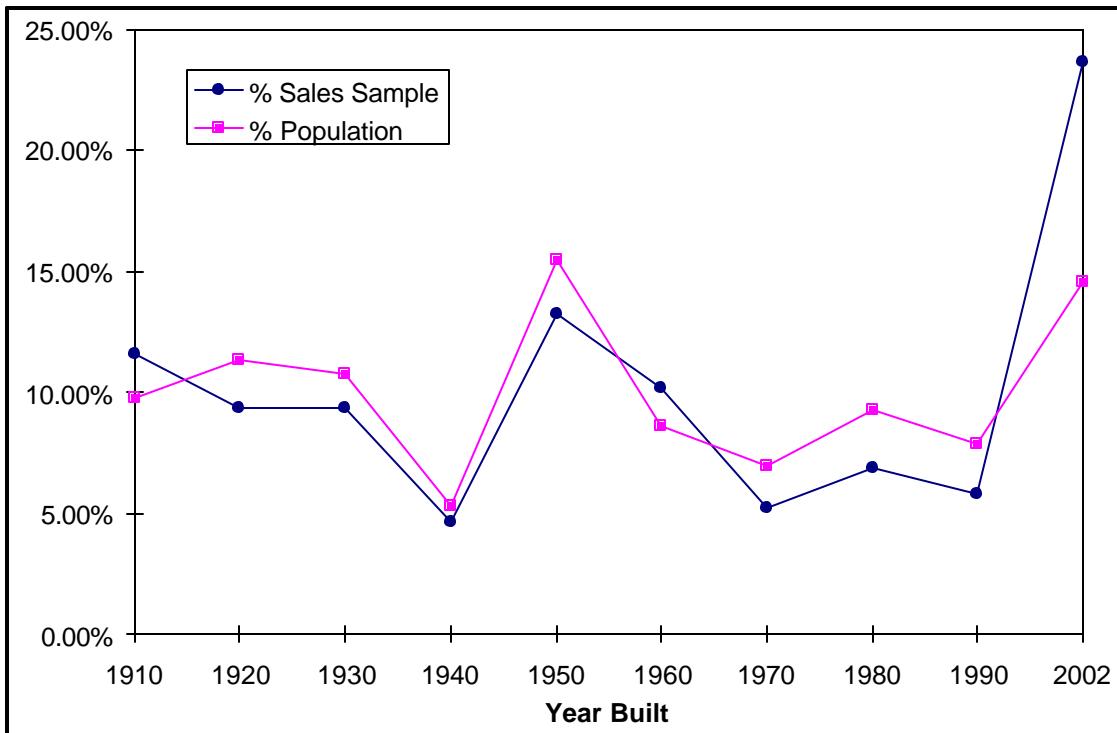
Sales Sample Representation of Population - Year Built

Sales Sample

Year Built	Frequency	% Sales Sample
1910	42	11.57%
1920	34	9.37%
1930	34	9.37%
1940	17	4.68%
1950	48	13.22%
1960	37	10.19%
1970	19	5.23%
1980	25	6.89%
1990	21	5.79%
2002	86	23.69%
	363	

Population

Year Built	Frequency	% Population
1910	352	9.79%
1920	408	11.34%
1930	388	10.79%
1940	192	5.34%
1950	557	15.49%
1960	310	8.62%
1970	250	6.95%
1980	333	9.26%
1990	284	7.90%
2002	523	14.54%
	3597	

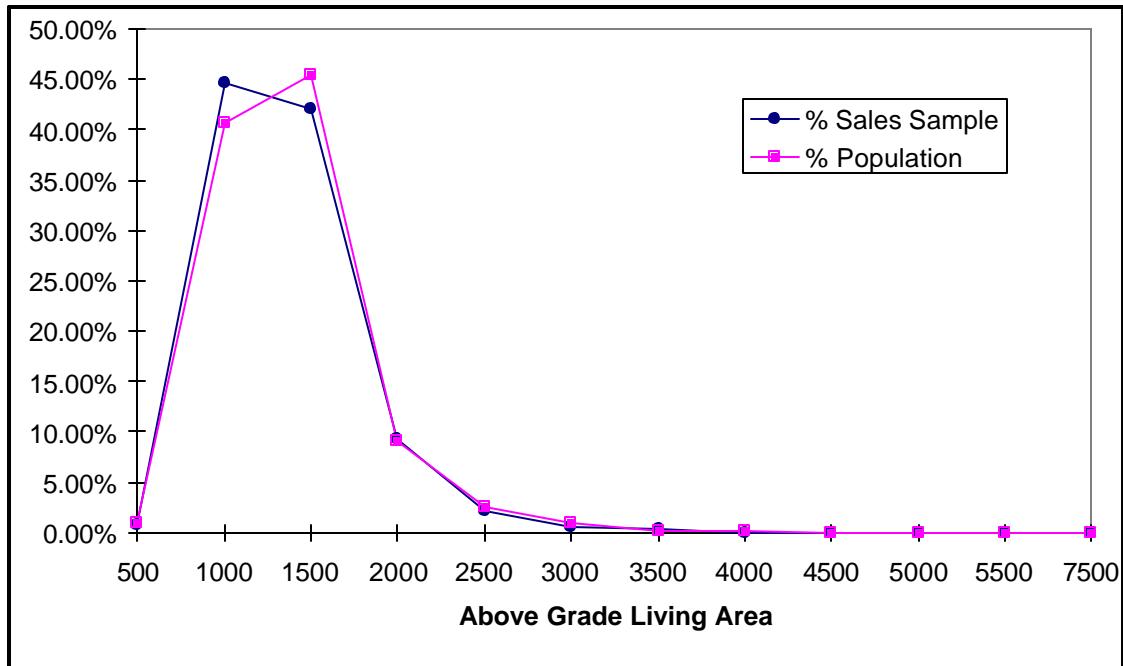


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.83%
1000	162	44.63%
1500	153	42.15%
2000	34	9.37%
2500	8	2.20%
3000	2	0.55%
3500	1	0.28%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	363	

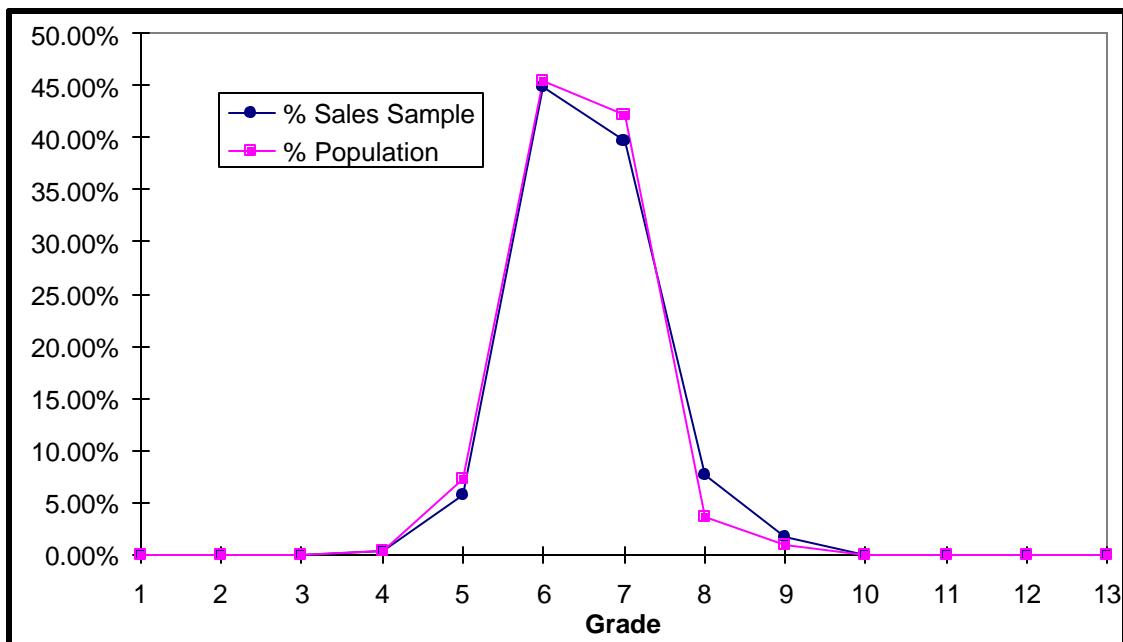
Population		
AGLA	Frequency	% Population
500	36	1.00%
1000	1461	40.62%
1500	1633	45.40%
2000	331	9.20%
2500	94	2.61%
3000	32	0.89%
3500	7	0.19%
4000	3	0.08%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3597	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

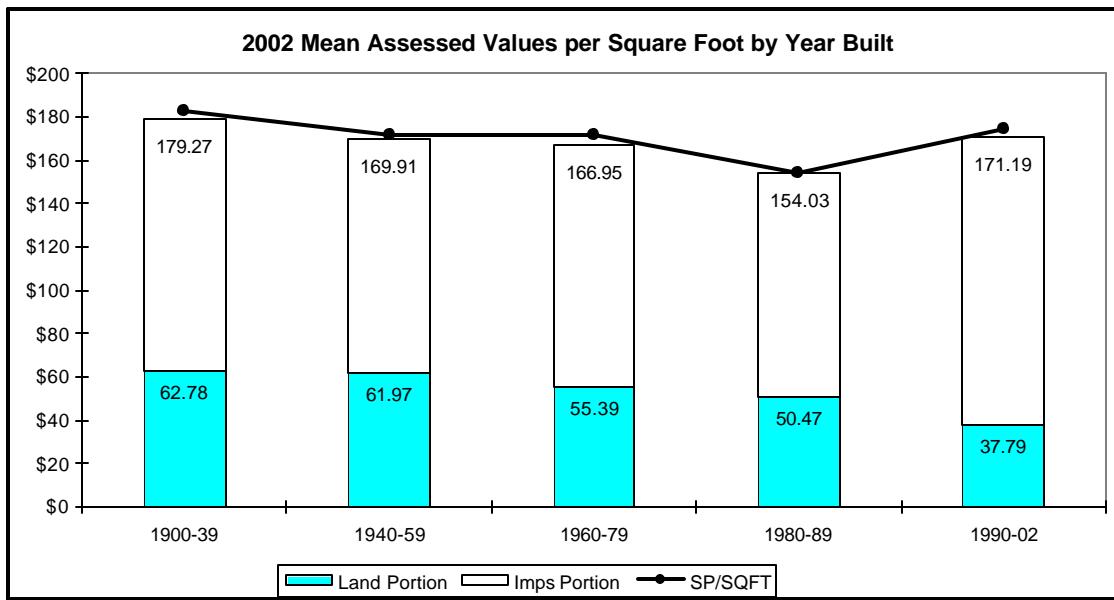
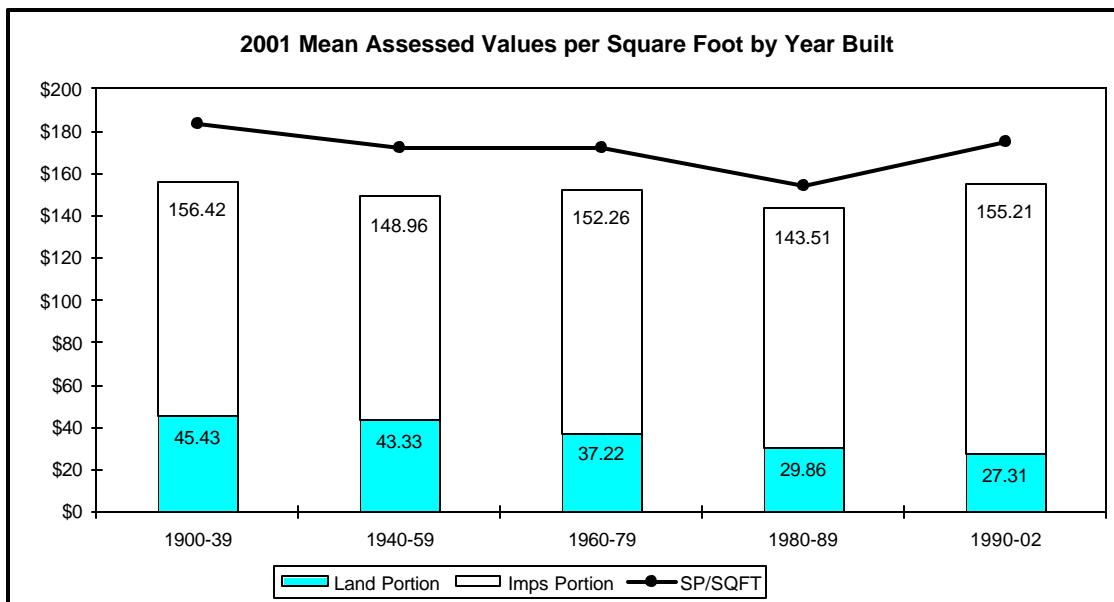
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	1	0.28%	4	15	0.42%
5	21	5.79%	5	263	7.31%
6	163	44.90%	6	1638	45.54%
7	144	39.67%	7	1514	42.09%
8	28	7.71%	8	130	3.61%
9	6	1.65%	9	36	1.00%
10	0	0.00%	10	1	0.03%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		363			3597



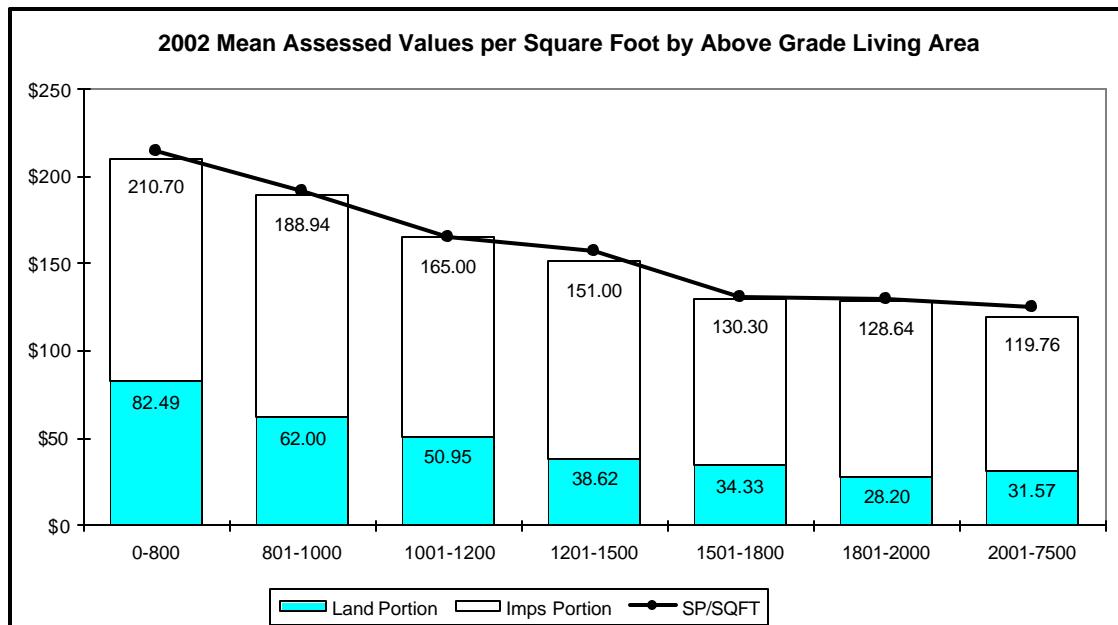
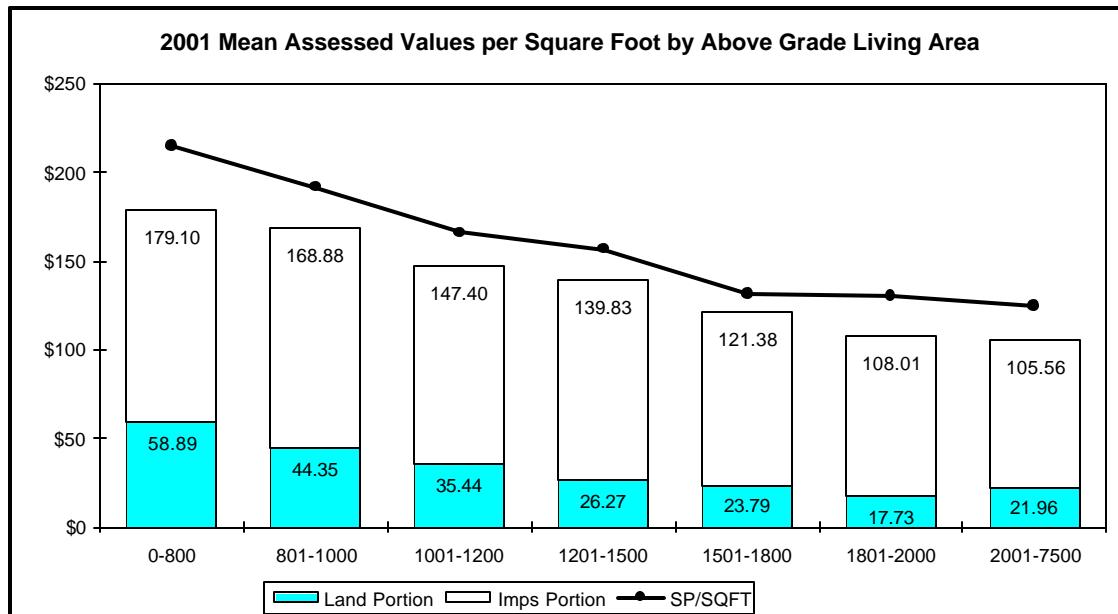
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



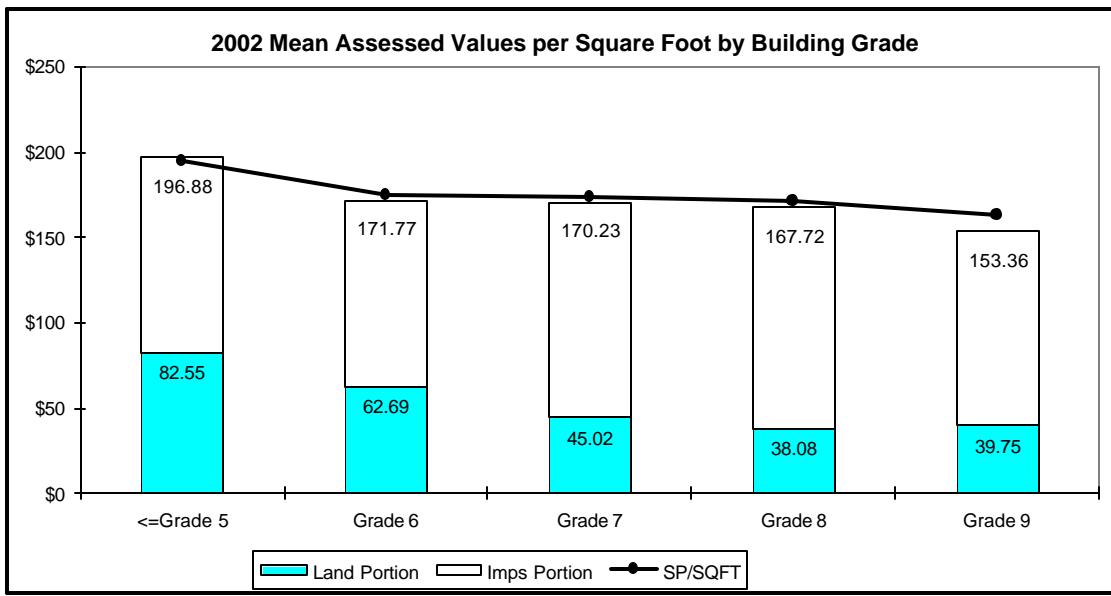
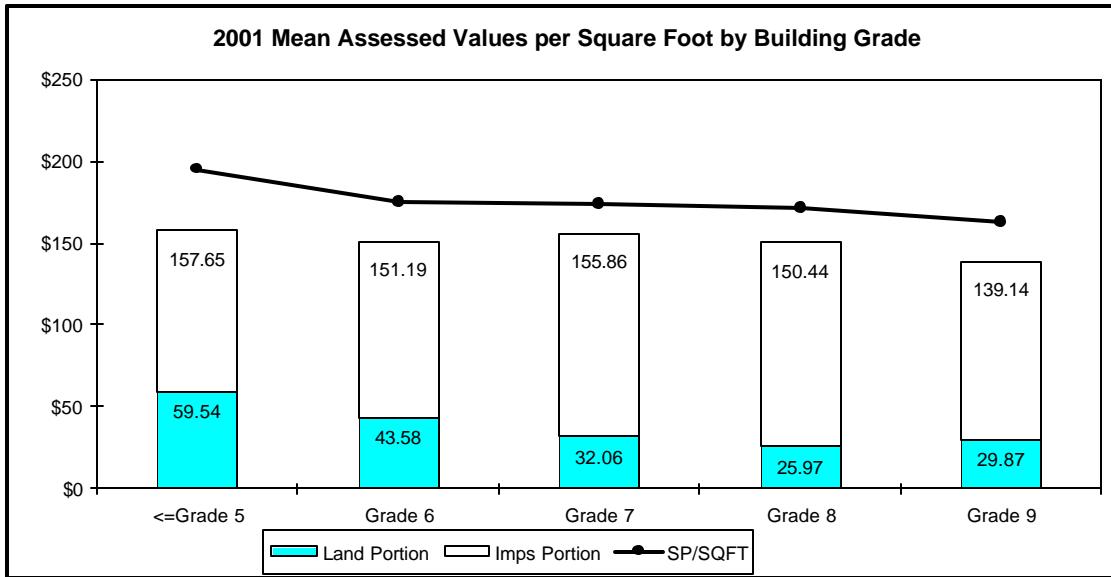
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

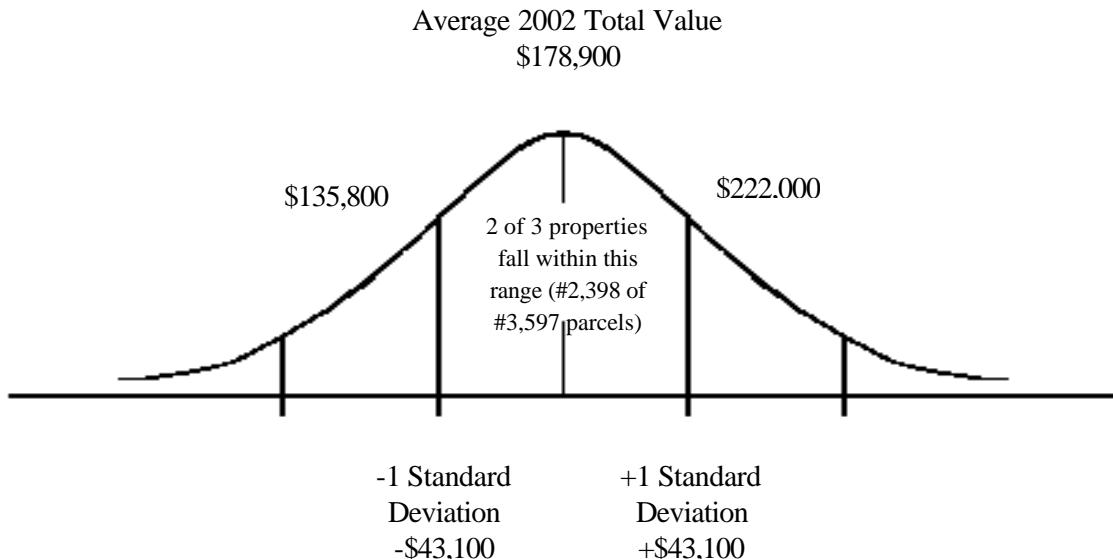
Comparison of 2001 and 2002 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2001 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

There are only 6 grade 9 sales.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2000 to 1/2002 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

Identification of the Area

Name or Designation:

East West Seattle (Area 18) together with South Park/Georgetown (Area 78)

Boundaries:

The overall boundary of the combined areas is as follows: The western boundary is 35th Avenue SW; the northern boundary is the West Seattle Freeway; the eastern boundary is the I-5 freeway. The southern boundary is described in general as follows beginning at 35th Avenue SW and SW Morgan Street and then easterly and southeasterly along Morgan Street SW, Sylvan Way SW, SW Holden street and Highland Park Way SW to Highway 509. It continues southerly along Highway 509 to south city limits of Seattle. Then it follows the south city limits to I-5. The 2 areas are divided by West Marginal Way and SR 509.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 18 is located East of West Seattle & west of Area 78. Area 78 is located west of Beacon Hill & east of Area 18. The majority of the homes built in this combined area are grade 6 or grade 7. In Area 18 the majority of the vacant lots are negatively impacted by topography and/or sensitive areas. In area 78 the predominant negative influences are traffic noise and proximity of commercial properties.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 16.19% to 10.92.

Scope of Data

Land Value Data:

Vacant sales from 1/2000 to 12/2001 were given primary consideration for valuing land. Due to a shortage of land sales in some categories, some sales that occurred during 1999 were utilized. Sales include what would be considered good building lots, with minimal development expenses, as well as lots with obvious additional development expenses.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the

“Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 4501 parcels in the combined areas 18 & 78. Although there are 3 sub-areas in area 18 and 2 in area 78, they are more similar than disparate.

Market segment 11 (see map on page 11) is located in the NW corner of Area 18. Located at the top of the hill, this area has sidewalks and curbs and many of the parcels enjoy views of Puget Sound and downtown Seattle. This combination of characteristics is unique to this portion of Area 18. The market value of this micro-neighborhood is most similar to Area 16-6, located directly to the west of it, as evidenced by the improved sales in Market segment 11.

It was determined that land values were dependent on underlying zoning of the parcel. There were also adjustments for land characteristics and lot square footage.

20% of the parcels in the combined areas are vacant. Many of the vacant lots are impacted by their proximity to commercial properties, traffic noise, topography and sensitive areas. There were sufficient sales of problem lots to support the negative adjustments made to these properties. There were also sufficient sales of easy to develop lots to develop a supportable land model. Only vacant land sales were used to develop the land model and all vacant sales were field inspected and verified as much as possible.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

LAND VALUE CHART AREA 18

Base Land Values (by zoning code)				
Lot size	L-1	LDT	SF5000	SF7200
1	\$1,000	\$1,000	\$1,000	\$1,000
1700	\$40,000	\$40,000	\$1,000	\$1,000
2400	\$40,000	\$40,000	40000	\$40,000
3500	\$57,000	\$57,000	\$57,000	\$57,000
5000	\$80,000	\$80,000	\$60,000	\$60,000
7500	\$120,000	\$120,000	\$62,000	\$62,000
8000	\$120,000	\$120,000	\$64,000	\$62,000
9600	\$120,000	\$120,000	\$64,000	\$64,000
10000	\$160,000	\$160,000	\$90,000	\$64,000
12500	\$200,000	\$200,000	\$91,000	\$65,000
14400	\$200,000	\$200,000	\$92,000	\$90,000
15000	\$240,000	\$240,000	\$120,000	\$90,000

Area 78-6 is valued @ 85% of above values

Area 78-7 is valued @ 70% of above values

MARKET SEGMENT ADJUSTMENT

	11	+60%
TOPOGRAPHY		
Yes		-50%
TRAFFIC NOISE		
Moderate		-10%
Heavy		-25%
Extreme		-30%
External Nuisance		-10%
ACCESS		
Restricted		-25%
Legal Undeveloped		-25%
Private		N/C
Public		N/C
Walk Ins		-20%

WATER PROB

Restrict Size Shape		
Yes		CASE BY CASE

VIEW ADJUSTMENTS (apply to all base land values.

Sound		
	Fair	+20%
	Average	+30%
	Good	+50%
	Excellent	+70%
Territorial		
	Average	+10%
	Good	+15%
	Excellent	+25%
Mountain		
	Average	+10%
	Good	+15%
	Excellent	+25%
Skyline		
	Average	+30%
	Good	+50%
	Excellent	+70%

The above adjustments are typically used to value land. However, in all cases, appraiser judgment prevailed. View adjustments are based on the predominant view(s). Sound & skyline adjustments are considered together. Mountain & territorial views aren't considered together. Mountain & territorial adjustments are only used if one or the other adds more than an applicable sound &/or skyline view.

Verified Vacant Sales Available to Develop the Valuation Model

Area 18/78

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View Y/N	Water-front Y/N
2	177310	0640	03/15/01	53000	4800	N	N
2	177310	0855	03/13/01	63000	4800	N	N
2	343850	2392	11/27/00	28000	7316	N	N
2	357430	0215	03/13/00	63500	2250	N	N
2	762870	0072	06/08/01	70000	3442	N	N
2	935800	1201	06/18/99	261000	1883	N	N
2	935800	1202	06/18/99	261000	1883	N	N
2	935800	1203	06/18/99	261000	1862	N	N
2	935800	1204	06/18/99	261000	1832	N	N
2	935800	1207	06/18/99	261000	2454	N	N
2	935800	1208	06/18/99	261000	2793	N	N
2	935800	1210	06/18/99	261000	2594	N	N
3	177360	0035	03/10/01	32000	5500	Y	N
3	177360	0267	07/31/00	35000	4360	N	N
3	177360	0269	07/27/00	35000	6730	N	N
3	177360	0350	08/18/00	16500	4950	Y	N
3	177360	0625	03/22/00	43500	4320	Y	N
3	177360	0675	04/19/00	32000	4800	Y	N
3	177360	0692	04/05/01	39000	6082	Y	N
3	284870	0550	04/03/00	35000	7500	Y	N
3	343850	0108	03/15/00	41250	5006	N	N
3	343850	0109	03/15/00	41250	5006	N	N
3	343850	0200	09/04/01	60000	6051	N	N
3	343850	0214	04/02/01	30000	6435	N	N
3	343850	0292	10/05/00	30000	8030	N	N
3	343850	0301	08/13/99	80000	6816	N	N
3	343850	0302	08/13/99	80000	6400	N	N
3	343850	0303	08/13/99	80000	6400	N	N
3	754730	0130	05/26/99	73500	5000	N	N
3	754730	1450	04/25/00	50000	5000	Y	N
3	754730	1460	04/25/00	50000	5000	Y	N
3	754730	1595	05/19/99	40000	2500	N	N
3	789160	0285	07/28/00	10000	10000	N	N
3	789160	0310	01/03/01	45000	7500	N	N
3	789210	0220	03/06/01	26118	7500	Y	N
5	211430	0170	10/19/00	32000	7546	N	N
5	211430	0180	04/19/00	22000	6764	N	N

Verified Vacant Sales Available to Develop the Valuation Model
Area 18/78

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View Y/N	Water-front Y/N
5	211430	0250	02/29/00	25000	7320	N	N
5	211430	0260	08/18/99	25000	7620	N	N
5	343850	0411	12/28/00	57000	10859	N	N
5	343850	0806	08/30/00	108000	5240	Y	N
5	343850	0809	08/30/00	108000	5240	Y	N
5	343850	0810	08/30/00	108000	5241	Y	N
5	343850	0811	08/30/00	108000	5241	Y	N
5	343850	2842	03/26/00	59000	7200	N	N
5	343850	2844	10/06/01	60000	11234	N	N
6	273410	0430	01/11/01	49000	4000	N	N
7	001300	1585	03/14/01	30000	2550	N	N
7	243320	0001	12/26/00	160000	5188	N	N
7	243320	0003	12/26/00	160000	5176	N	N
7	243320	0009	12/26/00	160000	5176	N	N
7	243320	0010	12/26/00	160000	5188	N	N
7	243320	0011	12/26/00	160000	5176	N	N
7	243320	0013	12/26/00	160000	5176	N	N
7	243320	0017	12/26/00	160000	5176	N	N
7	243320	0019	12/26/00	160000	5176	N	N
7	788360	6975	02/04/00	15000	2720	N	N
7	788360	7335	04/03/00	40000	4100	N	N

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development.

Additionally, all sales from 1/1/2000 to 12/31/2001 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Due to the relatively small number of parcels in area 78, Area 78's proximity to Area 18 and the similarity of housing stock in the 2 areas, the areas were combined for analysis purposes. For this reason a single Physical Area Report has been prepared.

The sales sample represents the population well for most characteristics. There are more sales proportionately of newer homes in the sales sample than in the population. This is considered normal for this area because most new homes in this area are built for speculation and exposed to the market for sale. Charts, which illustrate these representations, are included in the executive summary section of this report

A single multiplicative model was developed for these areas, calibrated using multiple regression analysis, a statistical technique for estimating market value from sales and characteristics. The analysis of these areas consisted of a general review of all applicable characteristics such as base land value, building grade, condition, age, stories, living area, covered parking, views, lot size, traffic noise, topography, sub areas, neighborhoods, as well as others. The results of this analysis were utilized to build the model for these areas. The model developed for these areas is explained in the Model Calibration section below. It includes a list of variables and their definitions. The complete model equation and exception parcel parameters are also included in the same section below.

There are no waterfront parcels in these areas. Typically the near acreage and acreage parcels are owned by government agencies and a large portion of them are located in environmentally sensitive areas. Currently, development of these parcels is unlikely.

The resulting value estimates were applied to the majority of the improved parcels in the areas, with the exception of parcels listed at the bottom of page 22 and as noted in the following paragraph.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiplicative Model Areas 18/78

Base EMV Model

Variables

Sub3YN
Sub6YN
BaseLandC
OldAgeYN
ModernHouseYN
ExpYrBltRenC
GradeC
FairYN
GoodYN
VgoodYN
AglaC
TotCvdPkgC
Garage
TwoSryYN
UnfinBsmtNoGarC
FinBsmtC
SmallLotYN
TopoYN

Definitions/Transformations

Sub Area 3 = Yes/No
Sub Area 6 = Yes/No
Base Land Value
The greater of Year built or renovated prior to 1940 = Yes/No
Year built between 1961 & 1982 = Yes/No
Maximum of Year Built or Renovated
Building Grade
Building Condition Fair = Yes/No
Building Condition Good = Yes/No
Building Condition Very Good = Yes/No
Total of Above Ground Living Area
Total of Basement Garage + Attached garage+ Detached
+ Car port
Number of Stories = 2 Yes/No
Unfinished Basement Area not including Basement Garage Area
Finished Basement Area
Lot Area less than 3000 square feet
Lot coded for Topography = Yes/No

Area 18/78 Formula:

Model

$$3.046575 + 4.062485E-02 * \text{Sub3YN} + 5.999071E-02 * \text{Sub6YN} + .1891143 * \text{BaseLandC} + \\ 3.750633E-02 * \text{OldAgeYN} - 3.683753E-02 * \text{ModernHouseYN} + 2.115386E-02 * \\ \text{ExpYrBltRenC} + 8.138267E-02 * \text{GradeC} - 7.132587E-02 * \text{FairYN} + 3.060698E-02 * \\ * \text{GoodYN} + 6.573195E-02 * \text{VgoodYN} + .2359881 * \text{AglaC} + 1.420429E-02 * \\ \text{TotCvdPkgC} + 3.640995E-02 * \text{TwoSryYN} + 3.224377E-02 * \text{UnfinBsmtNoGarC} + \\ 7.274163E-02 * \text{FinBsmtC} + .0453584 * \text{SmallLotYN} - 2.356365E-02 * \text{TopoYN}$$

Total value (EMV) = exponential of the sum of coefficients times 1000

Exception Parcels – EMV = 0 if

- Number of buildings doesn't equal one
- Lot size is less than 1000 square feet
- Building grade is less than 3
- Total EMV is less than land value
- Building condition equals poor
- Obsolescence, or unfinished floor area are greater than zero

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Verified Improved Sales Available to Develop the Valuation Model
Area 18/78

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built	Con d	Lot Size	Vie w	Wat er-fro nt	Situs Address
2	177310	1210	06/27/01	80000	500	0	5	1928	3	4800	N	N	5405 25TH AV SW
2	343850	1415	05/05/00	124950	540	0	5	1930	3	7388	N	N	5970 26TH AV SW
2	762870	0080	04/25/01	125000	550	0	5	1920	3	3960	N	N	3117 SW SPOKANE ST
2	935800	1465	05/16/00	125000	550	0	5	1978	3	5200	N	N	4117 28TH AV SW
2	177310	1205	01/03/01	134555	630	0	5	1937	3	4800	N	N	5401 25TH AV SW
2	177310	1835	07/09/01	142500	680	0	5	1947	3	4800	N	N	5640 25TH AV SW
2	357430	0135	08/02/01	140000	740	0	5	1918	3	5000	N	N	4138 25TH AV SW
2	789160	0070	07/17/00	134000	880	0	5	1909	3	3700	N	N	4127 25TH AV SW
2	177260	0606	10/11/00	112500	920	0	5	1923	3	6800	Y	N	4541 26TH AV SW
2	929730	1215	04/26/01	181500	470	470	6	1933	3	4300	Y	N	4139 32ND AV SW
2	177260	0289	04/28/00	145000	620	620	6	1918	3	5480	N	N	4855 26TH AV SW
2	343850	2161	04/30/01	132900	650	0	6	1925	3	7000	N	N	2310 SW WILLOW ST
2	343850	1995	04/04/01	109200	660	0	6	1947	2	2720	N	N	6379 DELRIDGE WY SW
2	177260	0265	09/26/01	190000	670	100	6	1918	3	4800	N	N	5012 26TH AV SW
2	731240	0150	08/14/01	189500	670	150	6	1910	5	4840	N	N	5438 35TH AV SW
2	789160	0165	01/12/01	160000	700	0	6	1907	3	5000	N	N	4108 25TH AV SW
2	343850	1460	05/21/01	179000	710	270	6	1932	3	7040	N	N	6315 24TH AV SW
2	935800	1750	02/05/01	125000	710	0	6	1907	3	6120	N	N	2611 SW ADAMS ST
2	177310	0630	05/23/00	130500	720	0	6	1947	3	4800	N	N	5023 25TH AV SW
2	177260	0360	04/12/00	155000	730	730	6	1944	4	4800	N	N	4856 26TH AV SW
2	177310	1230	08/07/01	156572	730	140	6	1926	3	4800	N	N	5421 25TH AV SW
2	177260	0680	04/05/01	143000	750	0	6	1918	3	5400	Y	N	4445 26TH AV SW
2	815060	0231	05/21/01	138690	750	0	6	1947	3	5280	N	N	3202 SW RAYMOND ST
2	177310	1250	12/11/00	140900	770	0	6	1929	3	4800	N	N	5437 25TH AV SW
2	731240	0305	05/24/01	191000	770	0	6	1927	3	4840	N	N	5618 35TH AV SW
2	928480	2875	05/26/00	126000	770	0	6	1953	3	5750	N	N	5657 26TH AV SW
2	177310	0205	09/14/01	135500	820	0	6	1918	3	4800	N	N	4716 25TH AV SW
2	731240	0280	09/17/01	150000	820	0	6	1953	3	4840	Y	N	5457 32ND AV SW
2	935800	0685	08/29/01	155000	820	0	6	1901	3	5100	N	N	2822 SW DAKOTA ST
2	177260	0725	04/20/00	169199	830	830	6	1920	3	5360	Y	N	4409 26TH AV SW
2	929730	1800	02/11/00	164950	840	0	6	1924	3	7200	N	N	3237 SW GENESEE ST
2	731240	0300	01/10/00	146500	870	0	6	1925	3	4840	N	N	5612 35TH AV SW
2	929730	1085	08/24/00	236000	870	0	6	1918	4	4800	Y	N	4012 32ND AV SW
2	929830	0030	10/11/01	215000	870	0	6	1930	3	9000	Y	N	3200 SW ANDOVER ST
2	343850	2385	11/27/00	207000	890	350	6	1927	3	10000	N	N	6951 23RD AV SW
2	357430	0055	05/01/01	167500	890	0	6	1965	3	2500	N	N	2512 SW GENESEE ST
2	343850	2262	06/28/00	130000	900	0	6	1942	3	7821	N	N	6721 25TH AV SW
2	343850	2382	03/28/01	165000	930	930	6	1963	3	5450	N	N	6950 24TH AV SW
2	928480	2045	01/12/00	183000	970	0	6	1932	4	5750	Y	N	5601 29TH AV SW
2	177310	0635	03/01/00	130000	980	0	6	1927	3	4800	N	N	5025 25TH AV SW
2	177310	0795	01/05/01	181000	1040	450	6	1918	3	4800	N	N	5060 25TH AV SW
2	177310	1360	04/18/01	154000	1040	0	6	1956	3	4400	N	N	2519 SW BRANDON ST
2	417380	0010	02/23/00	149950	1060	0	6	1981	3	8552	N	N	6922 25TH AV SW
2	417380	0030	09/27/00	165000	1060	0	6	1983	3	5460	N	N	6931 24TH AV SW
2	928480	1205	01/06/00	137950	1060	0	6	1981	3	5750	Y	N	5407 31ST AV SW
2	929780	0080	03/17/00	181600	1070	250	6	1950	3	4840	N	N	5056 35TH AV SW
2	789160	0065	05/07/01	155200	1090	0	6	1908	3	2500	N	N	4216 26TH AV SW

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2	343850	2370	07/03/00	200000	1100	500	6	1928	3	20900	N	N	6939 23RD AV SW
2	789160	0015	01/25/01	200000	1100	120	6	1910	3	8600	N	N	4108 26TH AV SW
2	815060	0230	06/20/01	139200	1110	0	6	1947	3	4400	N	N	3208 SW RAYMOND ST
2	935800	1490	04/12/00	179950	1120	0	6	1912	4	2550	N	N	4201 28TH AV SW
2	798540	0427	09/15/00	163500	1200	0	6	1981	4	5000	N	N	2411 SW MYRTLE ST
2	343850	2395	04/16/01	187950	1230	0	6	1995	3	12096	N	N	6980 24TH AV SW
2	343850	2320	03/28/00	190000	1270	0	6	1956	3	14240	N	N	6905 24TH AV SW
2	789160	0090	01/14/00	165000	1420	0	6	1982	3	3300	N	N	4121 25TH AV SW
2	935800	1247	09/21/00	150000	1430	0	6	1943	2	5100	N	N	2803 SW DAKOTA ST
2	935800	1270	09/21/00	160000	1600	0	6	1950	3	5100	N	N	2815 SW DAKOTA ST
2	935800	2045	08/20/01	180000	1870	0	6	1905	3	7650	N	N	2635 SW NEVADA ST
2	731290	0010	09/17/01	206500	740	430	7	1999	3	4833	N	N	5406 35TH AV SW
2	815060	0210	11/16/00	165000	780	140	7	1928	3	4840	Y	N	5946 34TH AV SW
2	177260	0410	08/08/01	155000	820	600	7	1955	3	9600	N	N	4814 26TH AV SW
2	343850	1984	12/22/00	172000	820	820	7	1993	3	5164	N	N	6343 DELRIDGE WY SW
2	357430	0071	03/23/00	187000	860	600	7	1998	3	2500	N	N	4151 25TH AV SW
2	731240	0335	05/09/00	156950	890	890	7	1918	3	4840	N	N	5640 35TH AV SW
2	815060	0135	05/15/00	190000	900	110	7	1927	3	4840	N	N	5913 34TH AV SW
2	343850	2041	04/26/01	180000	920	630	7	1997	3	5824	N	N	6541 DELRIDGE WY SW
2	929730	1135	07/18/00	206000	920	670	7	1974	3	4000	Y	N	4035 32ND AV SW
2	177260	0480	03/03/01	152650	940	0	7	1955	3	5200	N	N	4721 26TH AV SW
2	815060	0295	03/20/00	197500	950	0	7	1955	4	10164	N	N	3209 SW JUNEAU ST
2	343850	2069	02/24/01	165000	980	0	7	1930	3	6600	N	N	6334 24TH AV SW
2	343850	1990	12/18/01	159900	1000	0	7	1960	3	5670	N	N	6365 DELRIDGE WY SW
2	731240	0410	08/15/00	178500	1020	0	7	1964	4	4840	N	N	5641 34TH AV SW
2	798540	0465	11/27/00	177500	1040	240	7	1948	3	5000	N	N	2303 SW MYRTLE ST
2	177260	0420	06/28/01	216500	1050	600	7	1979	3	7200	N	N	4808 26TH AV SW
2	928480	1085	02/10/00	130000	1060	0	7	1981	3	5750	N	N	5402 31ST AV SW
2	343850	2322	11/08/00	194000	1100	0	7	1989	3	5000	N	N	6915 24TH AV SW
2	343850	2057	12/19/00	160000	1110	520	7	1979	3	5500	N	N	6726 23RD AV SW
2	343850	2116	04/03/00	203800	1130	390	7	2000	3	7827	N	N	6369 23RD AV SW
2	177260	0365	11/07/00	224000	1130	710	7	2000	3	4800	N	N	4852 26TH AV SW
2	929730	0990	06/28/00	227500	1140	0	7	1990	3	4800	Y	N	4134 32ND AV SW
2	343850	2142	11/27/00	175000	1150	500	7	1991	3	6299	N	N	6565 23RD AV SW
2	177260	0290	10/01/00	225000	1160	760	7	1996	3	5480	N	N	4851 26TH AV SW
2	935800	1725	08/22/01	225000	1160	0	7	1994	3	2574	N	N	2800 SW NEVADA ST
2	815060	0160	05/19/00	239000	1166	210	7	1927	4	4840	Y	N	5904 34TH AV SW
2	343850	1992	06/23/00	230000	1170	550	7	1995	3	8800	N	N	6338 23RD AV SW
2	815060	0265	12/29/00	131950	1210	0	7	1964	3	4840	N	N	5929 32ND AV SW
2	929780	0020	02/09/01	223900	1240	0	7	1990	3	4840	N	N	5242 35TH AV SW
2	343850	2061	08/29/00	143490	1250	0	7	1958	3	6576	N	N	6727 DELRIDGE WY SW
2	935800	1202	06/26/01	229950	1250	0	7	2000	3	1883	N	N	4103 A 26TH AV SW
2	935800	1203	01/08/01	234950	1250	0	7	2000	3	1862	N	N	4103 B 26TH AV SW
2	935800	1207	11/29/00	227000	1250	0	7	2000	3	2454	N	N	4107 A 26TH AV SW
2	935800	1208	02/16/01	220000	1250	0	7	2000	3	2793	N	N	4107 B 26TH AV SW
2	929780	0105	12/19/00	163700	1270	500	7	1959	3	4840	N	N	5036 35TH AV SW
2	815060	0145	02/23/01	215000	1290	180	7	1927	3	4840	N	N	5905 34TH AV SW

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2	935800	1204	11/09/00	229950	1310	0	7	2000	3	1832	N	N	4105 A 26TH AV SW	
2	935800	1206	10/20/00	223051	1310	0	7	2000	3	2455	N	N	4105 B 26TH AV SW	
2	935800	1201	03/13/01	230000	1340	0	7	2000	3	1883	N	N	4101 B 26TH AV SW	
2	935800	1210	11/29/00	225000	1340	0	7	2000	3	2594	N	N	4101 A 26TH AV SW	
2	928480	1210	08/01/00	169950	1350	0	7	1981	3	5750	Y	N	5413 31ST AV SW	
2	928480	1270	03/28/01	220000	1350	940	7	1981	3	5750	Y	N	5447 31ST AV SW	
2	928480	1875	01/18/01	160000	1420	0	7	1927	2	5750	N	N	5637 30TH AV SW	
2	935800	1330	01/31/00	204500	1440	0	7	2000	3	2550	N	N	2845 SW DAKOTA ST	
2	935800	1335	02/10/00	210000	1440	0	7	2000	3	2550	N	N	2847 SW DAKOTA ST	
2	935800	1435	01/29/01	214360	1460	0	7	1995	3	2550	N	N	2820 SW ADAMS ST	
2	929730	1205	07/26/01	330000	1560	0	7	2000	3	4000	Y	N	4129 32ND AV SW	
2	343850	2022	12/15/00	225000	1740	0	7	2000	3	5111	N	N	6532 23RD AV SW	
2	343850	2023	01/29/01	232500	1740	0	7	2000	3	5111	N	N	6534 23RD AV SW	
2	815060	0050	05/17/01	211000	1760	0	7	1990	3	4840	N	N	5938 35TH AV SW	
2	815060	0200	07/27/00	219500	2500	0	7	1982	3	4840	Y	N	5936 34TH AV SW	
2	929730	1080	02/13/01	329000	1160	700	8	1990	3	4800	Y	N	4014 32ND AV SW	
2	177310	0855	09/24/01	242500	1232	610	8	2001	3	4800	N	N	5012 25TH AV SW	
2	815060	0030	09/27/01	212000	1270	0	8	1930	3	4840	N	N	5922 35TH AV SW	
2	815060	0065	10/20/00	221500	1360	0	8	1936	3	4840	N	N	5948 35TH AV SW	
2	343850	1410	07/11/01	254000	1450	980	8	2001	3	6560	N	N	5960 26TH AV SW	
2	343850	1412	08/09/01	267655	1450	980	8	2001	3	6560	N	N	5958 26TH AV SW	
2	343850	1414	08/03/01	255000	1450	980	8	2001	3	6560	N	N	5956 26TH AV SW	
2	343850	1996	03/29/00	214500	1950	0	8	2000	3	4324	N	N	6371 DELRIDGE WY SW	
2	343850	2025	08/28/00	235000	2180	0	8	2000	3	5000	N	N	6524 23RD AV SW	
2	343850	2020	08/18/00	240000	2340	0	8	2000	3	5000	N	N	6518 23RD AV SW	
2	929730	1210	05/01/01	450000	2250	0	9	1977	3	4000	Y	N	4135 32ND AV SW	
3	754730	0890	08/25/00	113000	740	0	4	1914	3	2500	N	N	3843 17TH AV SW	
3	754730	0500	02/13/01	122500	540	0	5	1923	4	4500	N	N	4007 17TH AV SW	
3	244460	0480	06/22/01	129950	600	0	5	1916	5	5500	N	N	4032 22ND AV SW	
3	284020	1625	07/21/00	145000	750	0	5	1920	1	31900	N	N	4860 14TH AV SW	
3	343850	0296	09/18/00	113000	860	0	5	1920	3	10912	N	N	5206 23RD AV SW	
3	754730	1410	02/20/01	192000	990	0	5	1907	4	5000	N	N	3809 19TH AV SW	
3	177360	0225	01/21/00	153500	700	0	6	1946	3	8400	N	N	4500 23RD AV SW	
3	754780	0095	08/04/00	126000	720	0	6	1916	3	5200	N	N	4037 20TH AV SW	
3	343850	0335	10/16/00	139000	770	0	6	1942	4	6000	N	N	5241 23RD AV SW	
3	315760	0475	12/19/00	208000	780	0	6	1999	3	5000	N	N	4107 19TH AV SW	
3	788150	0590	11/27/01	191000	810	300	6	1917	3	4900	Y	N	4017 21ST AV SW	
3	343850	0045	01/19/00	146000	840	0	6	1983	3	8770	N	N	4811 18TH AV SW	
3	315760	0030	12/21/00	179950	850	0	6	2000	3	5000	N	N	4116 21ST AV SW	
3	284870	0425	10/29/01	253000	860	0	6	1917	4	5000	Y	N	3824 22ND AV SW	
3	754730	1020	06/15/00	165000	880	0	6	1906	4	6200	Y	N	3918 19TH AV SW	
3	934990	0195	02/08/00	221000	880	0	6	1927	4	7500	Y	N	3617 19TH AV SW	
3	754730	1375	06/29/01	185500	910	0	6	1952	3	5000	N	N	3821 19TH AV SW	
3	754730	1650	06/13/00	205000	910	0	6	1910	4	10000	N	N	3807 20TH AV SW	
3	315760	0150	05/12/00	189000	920	260	6	1916	3	5000	N	N	4147 20TH AV SW	
3	754730	0140	08/31/01	236000	960	0	6	1929	4	5000	N	N	4008 20TH AV SW	
3	343850	0161	05/18/00	175000	990	0	6	1940	3	7350	N	N	1701 SW DAWSON ST	

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3	754730	1575	02/01/01	189000	990	0	6	1908	4	2500	N	N	3847 20TH AV SW
3	343850	0166	04/25/00	128000	1000	0	6	1975	3	6600	N	N	5222 18TH AV SW
3	315760	0530	03/28/01	210000	1070	0	6	1953	4	8854	N	N	4118 19TH AV SW
3	343850	0194	06/26/00	153500	1070	0	6	1948	3	5207	N	N	5236 19TH AV SW
3	796660	0105	06/08/00	171000	1080	0	6	1917	3	5000	Y	N	3646 22ND AV SW
3	343850	0183	08/22/01	173000	1100	0	6	1953	4	7620	N	N	5211 18TH AV SW
3	343850	0192	03/12/01	185000	1120	0	6	1954	3	10701	N	N	5248 19TH AV SW
3	754780	0175	01/29/01	178500	1130	0	6	1962	3	4400	N	N	4059 19TH AV SW
3	343850	0245	10/15/01	196000	1330	0	6	1978	4	6660	N	N	1934 SW BRANDON ST
3	343850	0232	08/28/01	176475	1340	0	6	1978	3	5949	N	N	5233 19TH AV SW
3	343850	0236	08/02/00	147000	1340	0	6	1978	3	6050	N	N	5322 21ST AV SW
3	754730	1690	05/01/00	135000	1380	0	6	1944	3	5400	N	N	3810 19TH AV SW
3	343850	0230	03/19/01	181000	1400	0	6	1982	3	5940	N	N	5308 21ST AV SW
3	754730	1630	06/20/01	175000	1770	0	6	1958	3	8000	N	N	3817 20TH AV SW
3	177360	0335	05/31/01	187500	720	420	7	1960	3	4920	Y	N	4733 23RD AV SW
3	343850	0123	06/29/01	219950	890	550	7	1982	3	5014	N	N	5266 17TH AV SW
3	284870	0105	08/02/01	255500	940	940	7	1993	3	5000	Y	N	3853 23RD AV SW
3	343850	0305	09/21/00	199000	1000	1000	7	1961	3	10980	Y	N	5315 21ST AV SW
3	754730	0105	02/12/01	225000	1000	240	7	1967	3	7500	N	N	4009 20TH AV SW
3	315760	0130	07/02/01	215000	1010	300	7	1955	3	5300	N	N	4155 20TH AV SW
3	244460	0300	04/13/01	139500	1010	600	7	1985	2	5000	Y	N	4057 23RD AV SW
3	754730	1590	09/19/00	189000	1040	0	7	1917	4	5000	N	N	3841 20TH AV SW
3	343850	0164	08/24/00	185000	1050	0	7	1978	3	6930	N	N	5242 18TH AV SW
3	343850	0174	04/17/00	190000	1050	0	7	1978	4	6565	N	N	5237 17TH AV SW
3	343850	0180	06/13/01	242000	1150	830	7	1990	3	7747	N	N	5216 19TH AV SW
3	789210	0015	05/31/00	187000	1150	700	7	2000	3	5000	N	N	4137 23RD AV SW
3	788150	0425	10/03/01	282000	1210	840	7	1909	3	4000	Y	N	4022 23RD AV SW
3	284870	0245	06/27/01	475000	1270	1110	7	1990	3	5000	Y	N	3855 22ND AV SW
3	284870	0370	06/29/00	243500	1300	580	7	2000	3	2250	Y	N	3803 22ND AV SW
3	284870	0374	06/13/00	258950	1300	580	7	2000	3	2250	Y	N	3801 22ND AV SW
3	754780	0190	06/23/00	245000	1310	0	7	1996	3	5085	N	N	4045 19TH AV SW
3	343850	0157	09/19/00	185500	1470	0	7	1992	3	7054	N	N	5223 17TH AV SW
3	343850	0101	11/21/00	217200	1510	500	7	1979	3	13950	N	N	1916 SW DAWSON ST
3	177360	0345	07/26/00	253450	1600	780	7	2000	3	4950	Y	N	4741 23RD AV SW
3	754730	0290	03/01/00	230000	780	530	8	2000	3	2500	N	N	4018 19TH AV SW
3	789210	0020	01/04/00	188000	1220	0	8	2000	3	5000	N	N	4143 23RD AV SW
3	177360	0580	05/22/00	267500	1270	630	8	1978	3	8000	Y	N	4705 21ST AV SW
3	343850	0234	06/29/00	246000	1290	850	8	1999	3	5898	N	N	5306 21ST AV SW
3	284870	0270	02/14/01	250000	1310	560	8	1991	3	5000	Y	N	3853 22ND AV SW
3	754730	0130	05/16/00	302000	1320	1320	8	2000	3	5000	N	N	1919 SW ANDOVER ST
3	177360	0675	05/09/01	272600	1700	180	8	2001	3	4800	Y	N	4521 21ST AV SW
3	177360	0860	09/13/00	264000	2120	0	8	1998	3	4000	N	N	4415 21ST AV SW
3	177360	0860	09/13/00	264000	2120	0	8	1998	3	4000	N	N	4415 21ST AV SW
3	343850	0108	04/25/01	303000	1880	0	9	2001	3	5006	N	N	5208 17TH AV SW
3	343850	0109	06/01/01	307500	1880	0	9	2001	3	5006	N	N	5214 17TH AV SW
3	894180	0100	10/09/00	495000	2970	900	9	1991	3	11000	Y	N	5260 16TH AV SW
3	894180	0110	11/20/01	569000	3290	1640	9	1993	3	11000	Y	N	5264 16TH AV SW

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built	Con d	Lot Size	Vie w	Wat er-fro nt	Situs Address
5	343850	1050	11/14/00	138000	590	590	5	1943	4	36308	N	N	5944 21ST AV SW
5	211270	1125	07/24/00	129950	630	0	5	1918	4	4000	N	N	7545 15TH AV SW
5	783180	0205	09/28/00	125000	680	0	5	1917	3	6650	N	N	1611 SW WEBSTER ST
5	783180	0125	10/09/00	108150	700	0	5	1985	3	3050	N	N	1628 SW HOLDEN ST
5	343850	3360	08/23/00	120000	710	0	5	1947	3	13845	N	N	1818 SW ORCHARD ST
5	343850	0903	05/08/00	123000	640	0	6	1942	3	7305	N	N	5938 18TH AV SW
5	211470	0980	12/06/00	148000	680	0	6	1949	4	4760	N	N	7611 11TH AV SW
5	343850	2511	05/23/00	140000	720	0	6	1950	3	5415	N	N	6746 21ST AV SW
5	783180	0170	03/01/00	157600	730	0	6	1950	4	6030	N	N	1715 SW WEBSTER ST
5	760440	0050	03/08/01	169900	750	0	6	1938	3	20976	Y	N	5445 16TH AV SW
5	242820	0192	07/19/01	203500	760	540	6	1946	4	11550	N	N	6528 16TH AV SW
5	343850	2901	08/01/00	135000	760	0	6	1942	3	7200	N	N	6750 15TH AV SW
5	343850	3046	06/26/01	159500	780	0	6	1947	3	6380	N	N	6709 12TH AV SW
5	343850	0999	12/08/00	155000	790	0	6	1945	3	5227	N	N	6029 18TH AV SW
5	343850	0560	06/20/00	168000	800	190	6	1960	3	7032	N	N	5642 21ST AV SW
5	343850	3197	05/12/00	162000	810	240	6	1942	3	5265	N	N	1610 SW WEBSTER ST
5	211270	1020	08/20/01	185000	820	150	6	1918	4	4000	N	N	7532 15TH AV SW
5	343850	0467	03/17/00	147000	830	120	6	1962	3	10400	N	N	5645 21ST AV SW
5	863850	0161	12/11/00	211000	830	400	6	1931	3	8910	N	N	1283 SW ORCHARD ST
5	343850	1671	08/16/00	159000	840	0	6	1943	3	13780	N	N	6356 21ST AV SW
5	211270	1180	05/18/01	161000	850	0	6	1923	4	6000	N	N	7528 16TH AV SW
5	343850	1640	12/18/01	210000	860	0	6	1920	3	27930	N	N	6302 21ST AV SW
5	863850	0230	03/08/00	142000	880	0	6	1925	4	8454	Y	N	1246 SW ORCHARD ST
5	211270	1115	08/18/00	164500	890	0	6	1926	4	4000	N	N	7537 15TH AV SW
5	343850	0740	11/17/00	145000	900	0	6	1932	3	10488	Y	N	5425 16TH AV SW
5	211470	0955	09/07/01	219880	910	0	6	1918	5	9498	N	N	7519 11TH AV SW
5	343850	1710	02/13/00	165000	950	0	6	1927	4	25915	N	N	6550 21ST AV SW
5	343850	3033	04/11/00	186250	960	300	6	1931	4	5220	Y	N	1302 SW MYRTLE ST
5	343850	1812	02/12/00	135200	970	0	6	1980	3	5244	N	N	6325 17TH AV SW
5	343850	1571	05/30/01	162500	990	280	6	1906	4	7350	Y	N	6331 21ST AV SW
5	343850	1532	06/27/01	193500	1020	170	6	1927	3	5734	N	N	6315 22ND AV SW
5	343850	0796	01/12/01	155000	1060	0	6	1983	3	6954	Y	N	5915 16TH AV SW
5	242820	0201	02/05/01	142500	1080	0	6	1946	4	7615	N	N	6558 16TH AV SW
5	343850	0625	07/26/01	175000	1080	0	6	1942	3	21043	N	N	5615 18TH AV SW
5	863850	0190	11/30/00	196000	1120	0	6	1919	3	8442	Y	N	1227 SW ORCHARD ST
5	863850	0046	07/27/00	135000	1130	0	6	1925	4	5628	N	N	1219 SW MYRTLE ST
5	211270	1010	05/25/00	181500	1160	360	6	1918	3	4000	N	N	7544 15TH AV SW
5	343850	0970	08/22/01	167500	1190	0	6	1958	3	12700	N	N	5947 18TH AV SW
5	343850	2491	06/12/00	172000	1220	0	6	1955	3	6500	N	N	6712 21ST AV SW
5	211270	1018	08/07/00	174950	1250	0	6	1994	3	4000	N	N	7536 15TH AV SW
5	643740	0151	02/22/00	154950	1270	0	6	1915	3	9055	N	N	1410 SW WEBSTER ST
5	343850	3161	11/15/00	153800	1280	0	6	1942	3	5472	N	N	7301 16TH AV SW
5	343850	2850	04/12/01	164900	1330	0	6	1947	3	20064	N	N	7016 16TH AV SW
5	343850	2932	09/24/01	234000	800	1480	7	1987	3	7200	N	N	7019 14TH AV SW
5	343850	3063	05/11/00	174800	910	0	7	1950	2	7656	N	N	6721 12TH AV SW
5	343850	0805	03/20/00	200450	920	480	7	1952	3	6372	N	N	5922 17TH AV SW
5	863850	0011	10/16/00	180000	940	900	7	1960	4	8505	N	N	1501 SW MYRTLE ST

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5	343850	1731	08/28/01	160000	970	0	7	1962	3	21082	N	N	6321 18TH AV SW
5	211270	0975	02/20/01	225000	980	980	7	1959	4	6000	N	N	7531 14TH AV SW
5	783180	0355	02/22/00	186000	980	310	7	1960	3	13800	Y	N	7534 20TH AV SW
5	211270	1160	08/24/00	148550	990	0	7	1959	3	4000	N	N	7558 16TH AV SW
5	343850	3200	10/17/01	215750	990	600	7	1966	3	10082	N	N	7120 18TH AV SW
5	343850	0712	12/27/00	189950	1000	0	7	1960	4	8056	N	N	5623 17TH AV SW
5	343850	1807	12/14/00	185400	1000	410	7	1994	3	5130	N	N	6315 17TH AV SW
5	343850	0522	12/12/00	170000	1010	360	7	1978	3	6535	N	N	5448 21ST AV SW
5	343850	0610	03/16/00	136217	1010	0	7	1978	3	8312	N	N	5455 18TH AV SW
5	343850	1144	05/10/00	145000	1010	0	7	1968	3	8000	N	N	5945 21ST AV SW
5	863850	0170	08/23/01	215000	1030	950	7	1965	3	8505	N	N	1259 SW ORCHARD ST
5	343850	0400	11/28/01	195000	1040	600	7	1980	3	10864	Y	N	5434 23RD AV SW
5	783180	0256	07/02/01	176000	1040	0	7	1959	3	6675	N	N	7528 DUMAR WY SW
5	211430	0280	04/26/01	167000	1050	0	7	1978	3	6480	N	N	7334 19TH AV SW
5	343850	2902	05/11/00	174000	1050	410	7	1980	3	7200	N	N	6736 15TH AV SW
5	643740	0068	08/09/00	249000	1060	620	7	1992	3	11528	Y	N	1235 SW OTHELLO ST
5	343850	0445	02/15/01	195000	1080	1080	7	1962	4	21783	N	N	5622 23RD AV SW
5	343850	0730	06/27/00	203000	1080	0	7	1978	3	5244	N	N	5402 17TH AV SW
5	343850	0722	04/20/01	205000	1090	500	7	1979	3	6874	N	N	5643 17TH AV SW
5	343850	2805	02/25/00	179555	1100	500	7	1980	4	6710	N	N	6701 15TH AV SW
5	343850	0380	02/15/00	183000	1120	800	7	2000	3	5000	N	N	5406 23RD AV SW
5	343850	2455	02/25/01	194950	1150	1150	7	1961	3	12670	N	N	6759 21ST AV SW
5	343850	1076	03/21/01	217950	1160	530	7	1995	3	25065	N	N	6014 21ST AV SW
5	211430	0260	07/12/00	239000	1180	820	7	2000	3	7620	N	N	7327 DUMAR WY SW
5	863850	0151	09/24/01	167000	1180	0	7	1985	3	8342	N	N	7216 16TH AV SW
5	211270	1195	04/25/01	219000	1210	640	7	1998	3	3932	N	N	7516 16th AV SW
5	211270	1196	10/19/01	234950	1210	640	7	1998	3	3916	N	N	7512 16TH AV SW
5	643740	0031	10/31/01	163000	1230	0	7	1929	3	9369	N	N	1275 SW OTHELLO ST
5	863850	0115	10/23/00	198000	1240	700	7	1965	3	8442	Y	N	1226 SW OTHELLO ST
5	783180	0100	08/18/00	242000	1250	940	7	2000	3	9150	N	N	1618 SW HOLDEN ST
5	211270	1120	04/19/00	227000	1250	640	7	2000	3	4000	N	N	7541 15TH AV SW
5	783180	0475	02/20/01	230950	1260	1040	7	1991	3	4454	Y	N	7551 20TH AV SW
5	343850	0757	08/20/01	193250	1270	0	7	1980	3	5244	N	N	5458 17TH AV SW
5	343850	0369	05/10/00	212000	1280	850	7	1990	3	5000	N	N	5653 23RD AV SW
5	343850	0736	05/11/00	188000	1280	0	7	1980	3	5240	N	N	5430 17TH AV SW
5	343850	2973	04/26/00	204950	1290	0	7	1958	3	7020	Y	N	6727 13TH AV SW
5	643740	0120	02/23/00	231200	1300	900	7	2000	3	9238	N	N	1224 SW WEBSTER ST
5	343850	0450	05/29/01	165000	1320	0	7	1960	3	10922	N	N	5631 21ST AV SW
5	783180	0415	08/23/00	175500	1320	0	7	1961	3	5500	N	N	7507 19TH AV SW
5	863850	0141	10/31/01	250000	1320	460	7	1960	4	7425	N	N	1278 SW OTHELLO ST
5	343850	3108	03/09/00	186000	1420	0	7	1963	3	6840	N	N	7014 13TH AV SW
5	211430	0010	09/11/00	275000	1450	1450	7	1993	3	10787	N	N	7343 18TH AV SW
5	343850	1601	04/25/00	185000	1690	900	7	1957	3	10880	Y	N	6511 21ST AV SW
5	343850	1750	08/07/00	215000	1710	450	7	1963	3	17272	N	N	6351 18TH AV SW
5	211430	0110	11/04/00	235500	1730	0	7	1960	3	6750	N	N	7135 18TH AV SW
5	643740	0010	10/26/01	260000	2520	0	7	1995	3	9717	N	N	7310 16TH AV SW
5	343850	2947	06/28/00	248300	1250	740	8	1997	3	6904	N	N	7030 15TH AV SW

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5	783180	0195	09/13/00	246000	1250	830	8	2000	3	6688	N	N	1623 SW WEBSTER ST
5	783180	0196	09/12/00	241000	1250	830	8	2000	3	6685	N	N	1627 SW WEBSTER ST
5	343850	1131	12/12/00	234000	1810	0	8	2001	3	7765	N	N	5933 21ST AV SW
5	343850	1129	06/07/01	240000	1810	0	8	2001	3	7765	N	N	5931 21ST AV SW
5	211430	0210	10/22/01	265000	1840	0	8	2001	3	6000	N	N	7311 DUMAR WY SW
5	211430	0220	09/26/01	266500	1840	0	8	2001	3	6780	N	N	7315 DUMAR WY SW
5	211270	1060	02/23/01	259500	1956	0	8	2001	3	4032	N	N	7500 15TH AV SW
5	211270	1055	02/23/01	275000	1956	978	8	2001	3	4000	N	N	7504 15TH AV SW
5	343850	3163	05/24/01	229000	2260	0	8	1997	3	5000	N	N	7220 17TH AV SW
5	643740	0011	05/04/01	300000	2500	0	8	1995	3	8611	N	N	7302 16TH AV SW
5	343850	2674	09/26/00	270000	2350	0	9	1997	3	9120	Y	N	6764 18TH AV SW
6	273410	0465	06/18/01	133500	480	0	5	1937	3	4000	N	N	6442 CARLETON AV S
6	346880	0220	11/29/01	136000	790	400	6	1941	3	4000	N	N	6654 FLORA AV S
6	273410	0885	05/01/00	183500	860	150	6	1905	3	4000	N	N	6621 FLORA AV S
6	273410	0420	08/10/00	234000	860	0	6	1908	4	8000	N	N	6406 CARLETON AV S
6	273410	0890	04/20/01	225000	910	0	6	1912	3	4000	N	N	6617 FLORA AV S
6	346880	0090	10/17/01	160000	950	310	6	1938	3	4000	N	N	6657 ELLIS AV S
6	273410	0390	10/17/01	177000	960	100	6	1915	3	4000	N	N	6234 CARLETON AV S
6	273410	0830	09/28/01	199950	1000	0	6	1906	4	4000	N	N	6667 FLORA AV S
6	273410	1205	10/05/00	191300	1000	120	6	1902	4	4000	N	N	6281 ELLIS AV S
6	273410	0460	04/18/00	179400	1160	1160	6	1901	3	4000	N	N	6436 CARLETON AV S
6	273410	0400	07/19/01	180000	1260	0	6	1900	3	4000	N	N	6244 CARLETON AV S
6	273410	0065	03/23/01	220000	1340	0	6	1911	4	6846	N	N	6449 CARLETON AV S
6	273410	0580	07/14/00	220000	1560	0	6	1901	3	4000	N	N	6237 FLORA AV S
6	346880	0066	06/06/00	158950	830	250	7	1919	3	6000	N	N	6649 ELLIS AV S
6	273410	0985	10/23/00	198000	970	0	7	1905	3	4000	N	N	6248 FLORA AV S
6	346580	0015	11/15/00	200500	990	200	7	1921	3	4840	N	N	6239 CARLETON AV S
6	273410	0495	08/24/01	219750	1090	1150	7	1906	3	4000	N	N	6435 FLORA AV S
6	346880	0350	06/10/00	244000	1110	1100	7	1922	3	4000	N	N	6938 FLORA AV S
6	273410	1035	04/09/01	200000	1260	0	7	1903	3	6000	N	N	6414 FLORA AV S
6	346880	0015	04/12/00	180000	1420	0	7	1924	3	5850	N	N	6609 ELLIS AV S
6	346880	0110	09/26/00	260000	1520	0	7	1927	5	8000	N	N	6705 ELLIS AV S
6	273410	0033	08/18/00	250000	1440	0	8	2000	3	3630	N	N	6217 CARLETON AV S
6	273410	0034	08/18/00	264950	1680	0	8	2000	3	3630	N	N	6219 CARLETON AV S
7	788360	6770	06/21/01	104000	460	0	5	1908	3	5496	N	N	1038 S SULLIVAN ST
7	788360	8491	09/20/00	106700	670	0	5	1942	4	4500	N	N	8814 12TH AV S
7	788360	8325	09/26/00	101395	610	0	6	1950	3	5400	N	N	1239 S TRENTON ST
7	788360	3935	05/24/00	129840	620	0	6	1943	3	5280	N	N	851 S THISTLE ST
7	788360	5680	07/10/01	128500	630	0	6	1941	3	4500	N	N	1055 S HENDERSON ST
7	788360	3435	01/10/01	125000	650	0	6	1947	3	9375	N	N	808 S ROSE ST
7	788360	3750	08/07/00	174000	700	0	6	1919	3	6000	N	N	830 S THISTLE ST
7	322404	9029	10/23/00	186500	720	0	6	1945	3	16902	N	N	403 S TRENTON ST
7	788360	7645	02/17/00	95500	720	0	6	1940	3	6000	N	N	1226 S CLOVERDALE ST
7	788360	2390	12/27/00	125000	770	0	6	1941	3	4920	N	N	711 S DONOVAN ST
7	788360	7185	06/20/00	126490	780	0	6	1943	3	4800	N	N	1036 S ROSE ST
7	732790	1145	10/24/01	167000	810	300	6	1948	3	5000	N	N	1026 S SOUTHERN ST
7	788360	2405	11/21/00	144000	820	0	6	1941	3	5040	N	N	715 S DONOVAN ST

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7	788360	8250	04/20/01	163700	840	260	6	1952	3	6000	N	N	8800 12TH AV S
7	001300	1580	03/12/01	139000	850	0	6	1905	4	5100	N	N	9041 3RD AV S
7	788360	4800	08/21/00	140000	850	310	6	1949	3	6000	N	N	820 S TRENTON ST
7	788360	3770	11/09/01	165000	860	0	6	1931	3	6000	N	N	824 S THISTLE ST
7	788360	5195	01/11/00	107000	860	0	6	1955	3	6000	N	N	8909 10TH AV S
7	243320	0136	04/09/01	140000	910	0	6	1908	3	14520	N	N	9131 8TH AV S
7	732790	0190	07/12/01	158000	910	0	6	1948	3	5775	N	N	8207 8TH AV S
7	788360	3395	04/21/00	129990	910	0	6	1906	3	4290	N	N	8215 8TH AV S
7	788360	6610	09/28/00	135000	910	0	6	1925	3	6000	N	N	1003 S THISTLE ST
7	001300	1835	10/30/01	133600	920	0	6	1962	3	5100	N	N	8843 3RD AV S
7	788360	3880	10/13/00	129950	920	0	6	1947	3	6000	N	N	823 S THISTLE ST
7	788360	2175	03/27/01	161500	990	0	6	1941	4	6000	N	N	733 S HENDERSON ST
7	788360	8573	12/27/00	125000	990	0	6	1900	4	7500	N	N	9020 12TH AV S
7	788360	6380	03/24/00	107000	1030	0	6	1900	3	5040	N	N	1019 S SULLIVAN ST
7	788360	2415	03/29/00	118500	1080	0	6	1932	3	6000	N	N	719 S DONOVAN ST
7	788360	2115	04/26/01	124000	1090	0	6	1900	3	6000	N	N	701 S HENDERSON ST
7	732790	0280	05/31/01	129950	1110	750	6	1919	3	5750	N	N	713 S SOUTHERN ST
7	732790	0200	11/29/00	129000	1150	0	6	1900	3	5000	N	N	8201 8TH AV S
7	001300	1935	06/26/00	119250	1190	0	6	1939	3	5629	N	N	8809 3RD AV S
7	788360	1875	04/10/01	162000	1240	0	6	1943	3	9000	N	N	507 S HENDERSON ST
7	001300	1915	03/26/01	200000	1320	0	6	1900	3	5100	N	N	8826 2ND AV S
7	788360	6445	04/27/00	125000	1340	0	6	1900	2	6000	N	N	1045 S SULLIVAN ST
7	788360	8080	10/31/01	152500	1390	0	6	1900	3	6000	N	N	1249 S DONOVAN ST
7	788360	3490	05/04/01	159950	1440	0	6	1905	3	8125	N	N	834 S ROSE ST
7	788360	1850	05/15/01	185000	1460	0	6	1959	3	9000	N	N	8920 5TH AV S
7	788360	6295	05/24/00	140000	1500	0	6	1900	3	6000	N	N	1012 S DONOVAN ST
7	001300	2335	10/01/00	156000	1680	0	6	1908	3	5100	N	N	9003 4TH AV S
7	788360	4600	07/02/01	179900	1820	0	6	1905	3	7320	N	N	805 S DONOVAN ST
7	788360	8435	10/15/01	189000	780	530	7	1942	4	6000	N	N	1224 S CONCORD ST
7	001300	1635	05/16/01	182000	840	590	7	2001	3	2550	N	N	9010 2ND AV S
7	001300	1636	06/22/01	183500	840	590	7	2001	3	2550	N	N	9012 2ND AV S
7	001300	1637	08/17/01	173000	840	590	7	2001	3	2550	N	N	9016 2ND AV S
7	001300	1638	07/27/01	183500	840	590	7	2001	3	2550	N	N	9018 2ND AV S
7	001300	1585	09/18/01	180000	840	590	7	2001	3	2550	N	N	9051 3RD AV S
7	788360	5885	08/01/01	203000	950	0	7	1908	4	6000	N	N	1037 S DONOVAN ST
7	788360	3425	03/01/01	154500	1030	220	7	1949	3	6250	N	N	8218 8TH AV S
7	788360	3805	09/19/00	145000	1060	0	7	1960	3	4500	N	N	812 S THISTLE ST
7	788360	4165	09/24/01	166500	1080	0	7	1953	3	6000	N	N	847 S SULLIVAN ST
7	788360	3025	06/26/01	156950	1160	0	7	1953	3	6000	N	N	8509 8TH AV S
7	788360	3655	09/05/01	180750	1360	0	7	1999	3	3000	N	N	843 S ROSE ST
7	788360	4115	05/15/01	229900	1400	0	7	1906	3	7200	N	N	829 S SULLIVAN ST
7	001300	1750	06/22/00	164000	1460	0	7	1995	3	2550	N	N	8834 2ND AV S
7	732790	0050	12/01/00	160000	1510	0	7	1925	3	3440	N	N	8203 DALLAS AV S
7	788360	1220	03/29/01	225000	1560	0	7	1902	3	6000	N	N	561 S DONOVAN ST
7	788360	1750	08/21/00	155000	1570	0	7	1980	3	6000	N	N	548 S HENDERSON ST
7	732790	0980	03/12/01	179000	1640	0	7	1980	3	5000	N	N	830 S SOUTHERN ST
7	788360	4615	04/27/01	186500	1720	0	7	2000	3	3000	N	N	809 S DONOVAN ST

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finis hed Bsmt	Bld Grade	Year Built	Con d	Lot Size	Vie w	Wat er-fro nt	Situs Address
7	243320	0010	07/13/01	214950	1850	0	7	2001	3	5188	N	N	9123 7TH AV S
7	243320	0001	06/28/01	214950	1850	0	7	2001	3	5188	N	N	9125 7TH AV S
7	243320	0003	06/21/01	214950	1850	0	7	2001	3	5176	N	N	9127 7TH AV S
7	243320	0009	11/27/01	219950	1850	0	7	2001	3	5176	N	N	9135 7TH AV S
7	243320	0011	11/05/01	219950	1850	0	7	2001	3	5176	N	N	9137 7TH AV S
7	243320	0013	11/02/01	219950	1850	0	7	2001	3	5176	N	N	9129 7TH AV S
7	243320	0017	12/26/01	222500	1850	0	7	2001	3	5176	N	N	9133 7TH AV S
7	243320	0019	12/07/01	221950	1850	0	7	2001	3	5176	N	N	9139 7TH AV S
7	788360	6370	05/15/01	218850	2240	0	7	2000	3	4500	N	N	1015 S SULLIVAN ST
7	788360	5985	06/21/00	295000	1980	1040	8	1994	3	6000	Y	N	1038 S TRENTON ST

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub-areas, grades, living area, and age of homes. In addition the resulting assessment level is 98.1%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

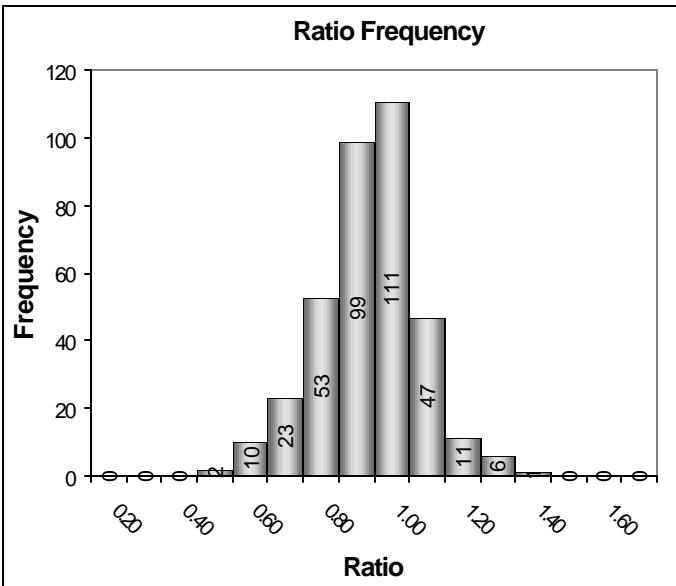
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +11.8%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

2001 Improved Parcel Ratio Analysis

District/Team: West Central /Team1	Lien Date: 01/01/2001	Date of Report: 6/20/2002	Sales Dates: 1/2000 - 12/2001
Area 18 & 78 (combined)	Analyst ID: FLIP	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 363			
Mean Assessed Value	164,000		
Mean Sales Price	187,000		
Standard Deviation AV	47,109		
Standard Deviation SP	52,499		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.885		
Median Ratio	0.890		
Weighted Mean Ratio	0.877		
UNIFORMITY			
Lowest ratio	0.447		
Highest ratio:	1.319		
Coefficient of Dispersion	12.49%		
Standard Deviation	0.143		
Coefficient of Variation	16.19%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.873		
<i>Upper limit</i>	0.916		
95% Confidence: Mean			
<i>Lower limit</i>	0.870		
<i>Upper limit</i>	0.900		
SAMPLE SIZE EVALUATION			
N (population size)	3597		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.143		
Recommended minimum:	33		
Actual sample size:	363		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	175		
# ratios above mean:	188		
Z:	0.682		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			

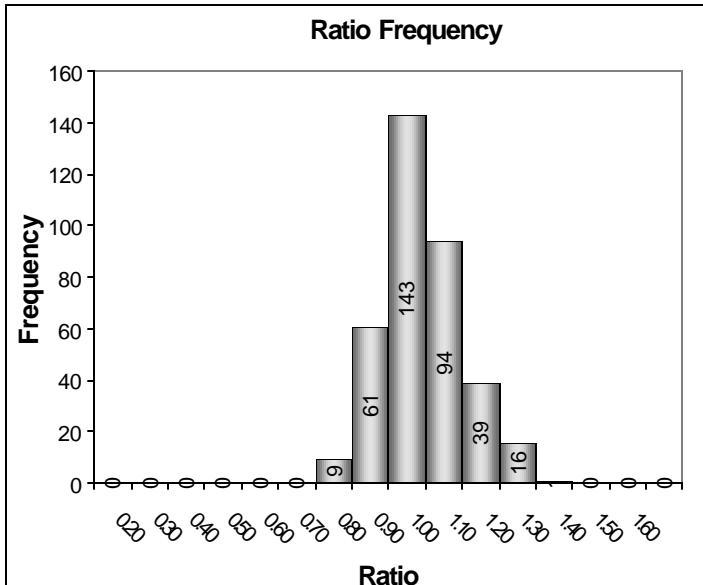


COMMENTS:

Single Family Residences throughout area 18 & 78

2002 Improved Parcel Ratio Analysis

District/Team: West Central / Team 1	Lien Date: 01/01/2002	Date of Report: 6/20/2002	Sales Dates: 1/2000 - 12/2001
Area 18 & 78 (combined)	Analyst ID: FLIP	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	363		
Mean Assessed Value	183,400		
Mean Sales Price	187,000		
Standard Deviation AV	46,591		
Standard Deviation SP	52,499		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.993		
Median Ratio	0.989		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.704		
Highest ratio:	1.333		
Coefficient of Dispersion	8.29%		
Standard Deviation	0.108		
Coefficient of Variation	10.92%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.981		
Upper limit	0.997		
95% Confidence: Mean			
Lower limit	0.982		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	3597		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.108		
Recommended minimum:	19		
Actual sample size:	363		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	191		
# ratios above mean:	172		
Z:	0.997		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 18 & 78

Both assessment level and uniformity have been improved by application of the recommended values.

Area 18/78 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
<=5	22	0.823	1.007	22.4%	0.959	1.055
6	163	0.866	0.984	13.7%	0.966	1.002
7	144	0.896	0.979	9.2%	0.962	0.996
8	28	0.874	0.982	12.3%	0.956	1.007
9	6	0.842	0.937	11.3%	0.866	1.009
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1900-1939	132	0.857	0.977	13.9%	0.956	0.997
1940-1959	79	0.874	0.992	13.5%	0.965	1.018
1960-1979	38	0.892	0.963	7.9%	0.929	0.997
1980-1989	23	0.931	1.004	7.8%	0.965	1.044
1990-2002	91	0.885	0.981	10.8%	0.963	0.998
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
Poor or Fair	6	0.935	0.926	-1.0%	0.853	0.999
Average	302	0.884	0.982	11.1%	0.970	0.994
Good	51	0.831	0.978	17.7%	0.943	1.012
Very Good	4	0.832	0.977	17.4%	0.799	1.155
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1	261	0.881	0.984	11.7%	0.971	0.997
1.5	46	0.874	0.961	10.0%	0.919	1.003
>=2	56	0.866	0.982	13.4%	0.961	1.003

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-800	64	0.836	0.978	17.0%	0.948	1.008
801-1000	101	0.880	0.986	12.1%	0.965	1.008
1001-1200	77	0.889	0.996	12.1%	0.970	1.022
1201-1500	77	0.892	0.963	8.1%	0.941	0.986
1501-1800	20	0.926	0.992	7.1%	0.944	1.039
1801-2000	13	0.833	0.991	18.9%	0.960	1.021
2001-3500	11	0.843	0.957	13.4%	0.895	1.018
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	310	0.880	0.984	11.9%	0.972	0.996
Y	53	0.864	0.965	11.7%	0.934	0.996
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	363	0.877	0.981	11.8%	0.970	0.992
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
2	116	0.877	0.985	12.2%	0.967	1.003
3	65	0.892	0.971	8.8%	0.942	0.999
5	97	0.886	0.978	10.4%	0.957	1.000
6	21	0.915	0.990	8.2%	0.957	1.023
7	64	0.825	0.987	19.6%	0.954	1.020
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1700-3499	30	0.906	0.996	9.9%	0.969	1.022
3500-7499	254	0.874	0.980	12.1%	0.967	0.994
7500-9599	39	0.891	0.978	9.9%	0.938	1.019
9600-14999	28	0.863	0.966	11.9%	0.921	1.010
15000-37000	12	0.851	1.002	17.7%	0.929	1.074

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly

located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted